

**PB# 99-27**

**Edward Flanagan  
(Lot Line Change)**

**32-1-7**

Approved 11/10/99

Wilson Jones - Carbonless - S1654-NCR Duplicate - S1657N-CL Triplicate

© Wilson Jones, 1989

DATE Oct 4, 1999 **RECEIPT** 134363

RECEIVED FROM Edward & Dorothy Flanagan

Address \_\_\_\_\_

Fifty 00/100 DOLLARS \$ 50.00

FOR P.B. #99-27

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	# 826
AMOUNT PAID		CHECK	50.00
BALANCE DUE		MONEY ORDER	

Town Clerk

BY Dorothy H. Flanagan  
sh

Wilson Jones - Carbonless - S1654-NCR Duplicate - S1657N-CL Triplicate

© Wilson Jones, 1989

DATE November 10, 1999 **RECEIPT** 082249

RECEIVED FROM Edward and Dorothy Flanagan

Address \_\_\_\_\_

One Hundred and 00/100 DOLLARS \$ 100.00

FOR P.B. Approval Fee #99-27

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	# 856
AMOUNT PAID		CHECK	100.00
BALANCE DUE		MONEY ORDER	

Town Clerk

BY Dorothy H. Flanagan  
sh

Map Number

256-99

City

Town

Village

☒

m-27

N. Woods

Section

32

Block

1

Lot

7

Title:

Flanagan, Edward P. & Dorothy

Dated:

9-15-99

Filed

11-18-99

Approved by

James Resto Jr.

on

11-10-99

Record Owner

Flanagan, Edward P. & Dorothy

DONNA L. BENSON

Orange County Clerk

(4 lot line chg) (1 sheet)

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/10/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 99-27

NAME: FLANAGAN LOT LINE CHANGE  
APPLICANT: DRABICK, STEVEN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/13/1999	P.B. APPEARANCE	LA:ND W PH APPROVE
09/01/1999	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/13/1999

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 99-27

NAME: FLANAGAN LOT LINE CHANGE

APPLICANT: DRABICK, STEVEN

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	10/01/1999	MUNICIPAL HIGHWAY	10/04/1999	APPROVED
ORIG	10/01/1999	MUNICIPAL WATER	10/04/1999	APPROVED
ORIG	10/01/1999	MUNICIPAL SEWER	/ /	
ORIG	10/01/1999	MUNICIPAL FIRE	10/05/1999	APPROVED
ORIG	10/01/1999	NYS DOT	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/09/1999

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LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 99-27  
NAME: FLANAGAN LOT LINE CHANGE  
APPLICANT: DRABICK, STEVEN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/01/1999	REC. CK. #827	PAID		150.00	
10/13/1999	P.B. ATTY. FEE	CHG	35.00		
10/13/1999	P.B. MINUTES	CHG	18.00		
11/05/1999	P.B. ENGINEER FEE	CHG	89.00		
11/10/1999	RET. TO APPLICANT	CHG	8.00		
		TOTAL:	150.00	150.00	0.00

11/9/99  
L.K.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/09/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 99-27  
NAME: FLANAGAN LOT LINE CHANGE  
APPLICANT: DRABICK, STEVEN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/1999	APPROVAL FEE	CHG	100.00		
11/10/1999	REC. CK. #856	PAID		100.00	
			-----	-----	-----
		TOTAL:	100.00	100.00	0.00



AS OF: 10/28/99

PAGE 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 97-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK 99 27

FOR WORK DONE PRIOR TO: 10/28/99

										-----DOLLARS-----		
TASK NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION--	RATE	HRS.	TIME	EXP.	BILLED	BALANCE	
99 27	159686	09/01/99	TIME	MJE	WS FLANAGAN L/L	75.00	0.40	30.00				
99 27	162728	10/13/99	TIME	MJE	MM FLANGN FINAL APP	75.00	0.10	7.50				
99 27	163601	10/13/99	TIME	MJE	MC FLANAGAN	75.00	0.50	37.50				
99 27	163113	10/13/99	TIME	MCK	CI FIAN/TECH RVW CMNTS	20.00	0.50	14.00				
TASK TOTAL								89.00	0.00	0.00	89.00	
GRAND TOTAL								89.00	0.00	0.00	89.00	

TOTAL F.02



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640  
e-mail: mheny@att.net
- ☐ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@ptd.net

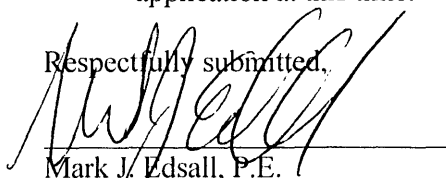
**REVIEW NAME:** FLANAGAN LOT LINE CHANGE  
**PROJECT LOCATION:** KINGS ROAD AND NYS ROUTE 207  
SECTION 32-BLOCK 1-LOT 7  
**PROJECT NUMBER:** 99-27  
**DATE:** 13 OCTOBER 1999  
**DESCRIPTION:** THE APPLICATION PROPOSES A LOT LINE CHANGE  
BETWEEN TWO (2) DEED PARCELS. THE PLAN WAS  
REVIEWED ON A CONCEPT BASIS ONLY.

1. It is my understanding that this application involves two (2) separate deed parcels, each having its own single-family residence existing on the property. The application would revise the dividing lot line to a more appropriate location, separating the two deed parcels.

No bulk requirements exist for this non-conforming use within the OLI Zone. As such, I am not aware of any bulk requirements, which would be applicable to this application, with the exception of the need to maintain a conforming setback from an existing accessory building at the rear of the southerly parcel (which has been accomplished on the submitted plan).

2. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
3. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision (in form of lot line change)**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
4. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
5. I am aware of no reason why the Planning Board could not consider approval of this application at this time.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer  
MJEmk

A:FLANAGAN.mk

REGULAR ITEMS:

FLANAGAN, EDWARD LOT LINE CHANGE (99-27)

Mr. Steve Drabick appeared before the board for this proposal.

MR. PETRO: This application proposes lot line change between two deeded parcels. Plan was reviewed on a concept basis only.

MR. DRABICK: Okay, this application involves two parcels of property owned by Mr. Flanagan located between Route 207 and Kings Road. It's about a mile east of the intersection of 207 and Drury Lane. Parcels combined have an area of a little over one and a half acres and they do sit in an office and light industry zone. Both parcels currently are used as single family residences which in this particular instance is a pre-existing non-conforming use for that zone. At this time, Mr. Flanagan is looking to convey the southerly parcel to his daughter and in performing the survey for the conveyance, we found that a portion of that lot as it currently exists encroached through an existing screen house so the purpose of the lot line change here is to simply remove the point of the triangle of that particular lot which is encroaching in the screen house, make that part of the parcel to the north and that will free up the point of the encroachments involved and allow a third title to pass for the conveyance of the lot.

MR. PETRO: Add land to Ed's property and take away from the daughter's house.

MR. DRABICK: Right, we're going to add a little over 1,400 square feet to Ed's property.

MR. PETRO: Would that create a problem for zoning with the side yard or setback by creating the line close to the screen house, the shed, rather?

MR. EDSALL: Ten foot is required, Mr. Chairman, and it's over ten foot.

MR. DRABICK: We actually show a little existing, the frame house itself it pre-exists what would be the side line with the offset distance of 6.7, however, the new line that we're creating we're showing offset distance of 10.6 feet.

MR. LUCAS: That's fine.

MR. PETRO: Motion for lead agency?

MR. LUCAS: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA process for the Flanagan lot line change on Route 207 and Kings Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: I feel that this is a very minor change in nature, I mean, everything is existing, we're not changing anything, other than a line on the map, is that correct, nothing in the field is changing?

MR. DRABICK: Nothing is changing, the uses aren't changing, nothing else.

MR. PETRO: All in a residential zone, everything that's there belongs there, we're not creating any non-conformities.

MR. EDSALL: It's OLI, they are both non-conforming, pre-existing.

MR. PETRO: Motion to waive the public hearing?

MR. LUCAS: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the Flanagan lot line change on Route 207. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Mark, do you have any outstanding comments? We have fire approval on 10/5/99 and we have highway approval on 10/4/99.

MR. EDSALL: Everything's fine, we worked everything out in the workshop.

MR. PETRO: I don't see anything, there's really nothing for us to review.

MR. LUCAS: Motion for final approval.

MR. ARGENIO: Second it.

MR. PETRO: Negative dec, want to change that motion to a negative dec?

MR. LUCAS: Motion for negative dec.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec under the SEQRA process for the Flanagan lot line change on Kings Road, New York State Route 207. Is there any further discussion from the board members? If not,

roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LUCAS: Motion we grant final approval.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Flanagan lot line change on 207. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/14/1999

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 99-27

NAME: FLANAGAN LOT LINE CHANGE  
APPLICANT: DRABICK, STEVEN

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	10/01/1999	EAF SUBMITTED	10/01/1999	WITH APPLIC
ORIG	10/01/1999	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	10/01/1999	LEAD AGENCY DECLARED	10/13/1999	TOOK LA
ORIG	10/01/1999	DECLARATION (POS/NEG)	10/13/1999	DECL. NEG DEC
ORIG	10/01/1999	SCHEDULE PUBLIC HEARING	/ /	
ORIG	10/01/1999	PUBLIC HEARING HELD	/ /	
ORIG	10/01/1999	WAIVE PUBLIC HEARING	10/13/1999	WAIVED PH
ORIG	10/01/1999	AGRICULTURAL NOTICES	/ /	





PLANNING BOARD  
TOWN OF NEW WINDSOR

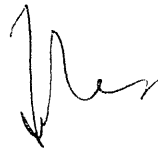
AS OF: 10/04/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 99-27  
NAME: FLANAGAN LOT LINE CHANGE  
APPLICANT: DRABICK, STEVEN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/01/1999	REC. CK. #827	PAID		150.00	
			-----	-----	-----
		TOTAL:	0.00	150.00	-150.00





1765

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

OCT 4 1999

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

N.W. HIGHWAY DEPT.

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-27

DATE PLAN RECEIVED: RECEIVED OCT - 1 1999

The maps and plans for the Site Approval ☒

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved ☒

disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*James Sullivan* 10/4/99  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



1765

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: DE-28

DATE PLAN RECEIVED: RECEIVED OCT - 1 1999

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Edward & Dorothy Penagan has been

reviewed by me and is approved ✓

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

There is no town water in this  
area -

HIGHWAY SUPERINTENDENT DATE

James J. J. 10-4-99  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

**INTER-OFFICE MEMORANDUM**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: October 5, 1999**

**SUBJECT: Flanagan Lot Line Change**

Planning Board Reference Number: PB-99-27

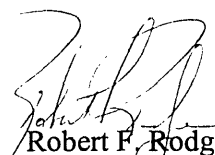
Dated: 1 October 1999

Fire Prevention Reference Number: FPS-99-039

A review of the above referenced subject lot line change was conducted on October 4, 1999.

This lot line change is acceptable.

Plans Dated: 15 September 1999

  
Robert F. Rodgers  
Fire Inspector

RFR/dh



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B #      -     

WORK SESSION DATE: 5 Nov 97 APPLICANT RESUB.  
REQUIRED:     

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Plannig

PROJECT STATUS: NEW X OLD     

REPRESENTATIVE PRESENT: Jane Plannig

MUNIC REPS PRESENT: BLDG INSP.       
FIRE INSP. X  
ENGINEER X  
PLANNER       
P/B CHMN.       
OTHER (Specify)     

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Disc. Rural rd. spec regis (they want to upgrade 1/2)
- She says have done to meet Road spec (PDM + Faye obs)
- exist subdiv 88-89
- want to reub 2 lots to 5 or so
- disc Realty law and 5 lots etc.
- She will talk to surveyor
- to return



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change ☒ Site Plan \_\_\_\_\_ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 32 Block 1 Lot 7

1. Name of Project PROPOSED LOT LINE CHANGE LANDS OF FLANAGAN

2. Owner of Record EDWARD & DOROTHY FLANAGAN Phone 564-7187

Address: 1275 LITTLE BRITAIN ROAD, NEW WINDSOR, NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant STEVEN P. DRABICK Phone 53402208

Address: P O BOX 539, CORNWALL, NY 12518  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan STEVEN P. DRABICK, PLS Phone 534-2208

Address: P O BOX 539, CORNWALL, NY 12518  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

Address: \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

STEVEN P. DRABICK 534-2208  
(Name) (Phone)

7. Project Location:

On the SOUTH side of Route 207 600 feet  
(Direction) (Street) (No.)  
WEST of Route 207 & Kings Rd. intersection.  
(Direction) (Street)

8. Project Data: Acreage 1.525 Zone OLI School Dist. NEW WINDSOR

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No X

\*This information can be verified in the Assessor's Office.

\*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".

10. Description of Project: (Use, Size, Number of Lots, etc.) LOT LINE CHANGE

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no X

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

1 DAY OF October 1999



APPLICANT'S SIGNATURE

Tomi Abbott Rose

NOTARY PUBLIC

01A B5003767-ORANGE CTY  
11-2-2000 NEW YORK

STEVEN P. DRABICK

Please Print Applicant's Name as Signed

TOWN USE ONLY:

RECEIVED OCT - 1 1999

DATE APPLICATION RECEIVED

99-27

APPLICATION NUMBER

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

DOROTHY FLANAGAN  
EDWARD FLANAGAN

(OWNER)

deposes and says that he resides

at 1275 LITTLE BRITAIN ROAD in the County of ORANGE  
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. 32 Block 1 Lot 7)

designation number (Sec.        Block        Lot       ) which is the premises described in

the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

STEVEN P. DRABICK, P.L.S. P O BOX 539 CORNWALL, NY 12518

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 9-8-99

James C. Boonst  
Witness' Signature

Dorothy Flanagan  
Edward Flanagan  
Owner's Signature

[Signature]  
Applicant's Signature if different than owner

[Signature]  
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED  
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

RECEIVED 11 1 1999

99-27



PROJECT I.D. NUMBER

617.

SEQR

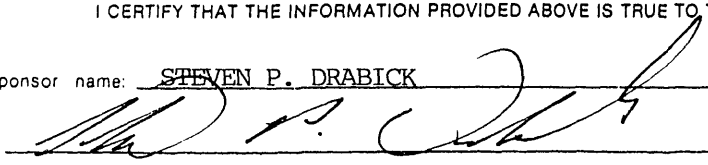
## Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>STEVEN P. DRABICK/ EDWARD &amp; DOROTHY FLANAGAN</u>		2. PROJECT NAME <u>PROPOSED LOT LINE CHANGE LANDS OF FLANAGAN</u>	
3. PROJECT LOCATION: Municipality <u>T/O NEW WINDSOR</u> County <u>ORANGE</u>			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)  <u>1275 LITTLE BRITAIN ROAD NEW WINDSOR, NY 12553</u>  TAX MAP DESIGNATION: <u>32-1-7</u>			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <u>LOT LINE CHANGE</u>			
7. AMOUNT OF LAND AFFECTED: Initially <u>1.525</u> acres Ultimately <u>1.525</u> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input checked="" type="checkbox"/> Other Describe: <u>OLI - OFFICE &amp; LIGHT INDUSTRY</u>			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <u>STEVEN P. DRABICK</u>		Date: <u>9/20/99</u>	
Signature: <u></u>			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

RECEIVED OCT - 1 1999

99-27

## PLANNING BOARD APPLICATION SUBMITTAL CHECKLIST

The following items are to be returned to the Planning Board Secretary, complete as a package, to make application to appear before the Planning Board:

- |  | <u>CHECK OFF</u> |
|--|------------------|
| 1. Completed Page 1 and 2 of Application form.                                       | _____X_____      |
| 2. Agricultural Data Statement (If you answer "yes" to #9 on application)            | _____            |
| 3. Applicant/Owner Proxy Statement ( <u>MUST HAVE</u> ).                             | _____X_____      |
| 4. Applicable completed "Check List" for subdivision/L.L. Chg. or Site Plan          | _____X_____      |
| 5. Short Form EAF (Unless instructed to prepare long form).                          | _____X_____      |
| 6. Flood Hazard Area Development Application.  | _____            |
| 7. <b>SEPARATE CHECKS AS FOLLOWS:</b> (Choose appropriate category for your project) |                  |

### SITE PLANS: (INCLUDING SPECIAL PERMIT)

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application fee.....\$100.00 \_\_\_\_\_

Escrow (Unless other amount specified at workshop) \$750.00 \$ \_\_\_\_\_  
(Additional escrow due for multi-family dwellings)

### SUBDIVISIONS:

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application Fee...(minor subdivision only).....\$ 50.00 \_\_\_\_\_

Application Fee...(major subdivision only).....\$100.00 \_\_\_\_\_

Escrow:

**Residential:** \$150.00 each for first 4 lots  
\$ 75.00 for each additional lot - Total:\$ \_\_\_\_\_

**Commercial:** \$ 400.00 each for first 4 lots  
\$ 200.00 for each additional lot - Total:\$ \_\_\_\_\_

### LOT LINE CHANGE:

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application fee.....\$50.00 \_\_\_\_\_X\_\_\_\_\_

Escrow (Unless other amount specified at workshop). ...\$150.00.....\$ 150.00 \_\_\_\_\_X\_\_\_\_\_

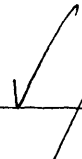









**PLEASE NOTE: ADDITIONAL FEES DUE UPON COMPLETION OF PLANNING BOARD REVIEW.**

99-27

**TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ☒ Name and address of Applicant.
- \* 2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location
- \* 4. ☒ **Provide 4" wide X 2" high box directly above title block preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.  
(ON ALL PAGES OF SUBDIVISION PLAN)**
5. ☒ Tax Map Data (Section, Block & Lot).
6. ☒ Location Map at a scale of 1" = 2,000 ft.
7. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
8. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. ☒ Date of plat preparation and/or date of any plat revisions.
10. ☒ Scale the plat is drawn to and North arrow.
11. ☒ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. ☒ Surveyor's certificate.
13. ☒ Surveyor's seal and signature.
14. ☒ Name of adjoining owners.
15. ☐ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- \* 16. ☐ Flood land boundaries.
17. ☐ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. ☒ Final metes and bounds.

19.  Name and width of adjacent streets. The road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20.  Include existing or proposed easements.
21. \_\_\_\_\_ Right-of-way widths.
22.  Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23.  Lot area (in square feet for each lot less than 2 acres).
24.  Number the lots including residual lot.
25.  Show any existing waterways.
- \*26. \_\_\_\_\_ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27.  Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
28.  Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29.  Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30.  Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. \_\_\_\_\_ Provide "septic" system design notes as required by the Town of New Windsor.
32. \_\_\_\_\_ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. \_\_\_\_\_ Indicate percentage and direction of grade.
34. \_\_\_\_\_ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. \_\_\_\_\_ Indicate location of street or area lighting (if required).

**REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:**

36. \_\_\_\_\_ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. \_\_\_\_\_ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

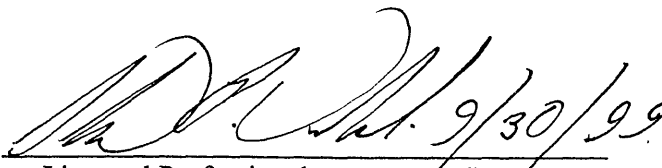
"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

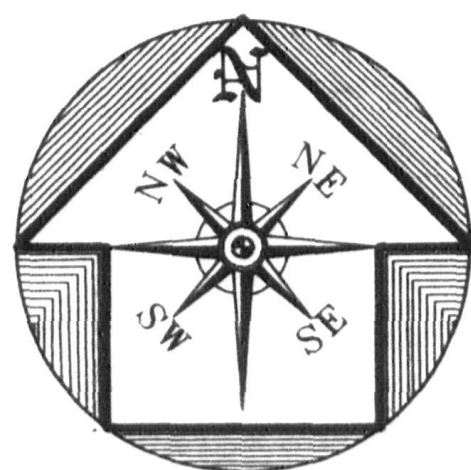
***PREPARER'S ACKNOWLEDGMENT:***

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  9/30/99  
Licensed Professional Date



EASEMENTS OR RIGHT-OF-WAYS ON, OR UNDER  
THE LANDS, AND NOT VISIBLE, ARE NOT  
SHOWN.



N/F  
FLANAGAN  
LIBER 3847, PAGE 243

I HEREBY CERTIFY ONLY TO THE PARTIES LISTED HEREON THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON 7/14/99 AND HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE ESTABLISHED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC.

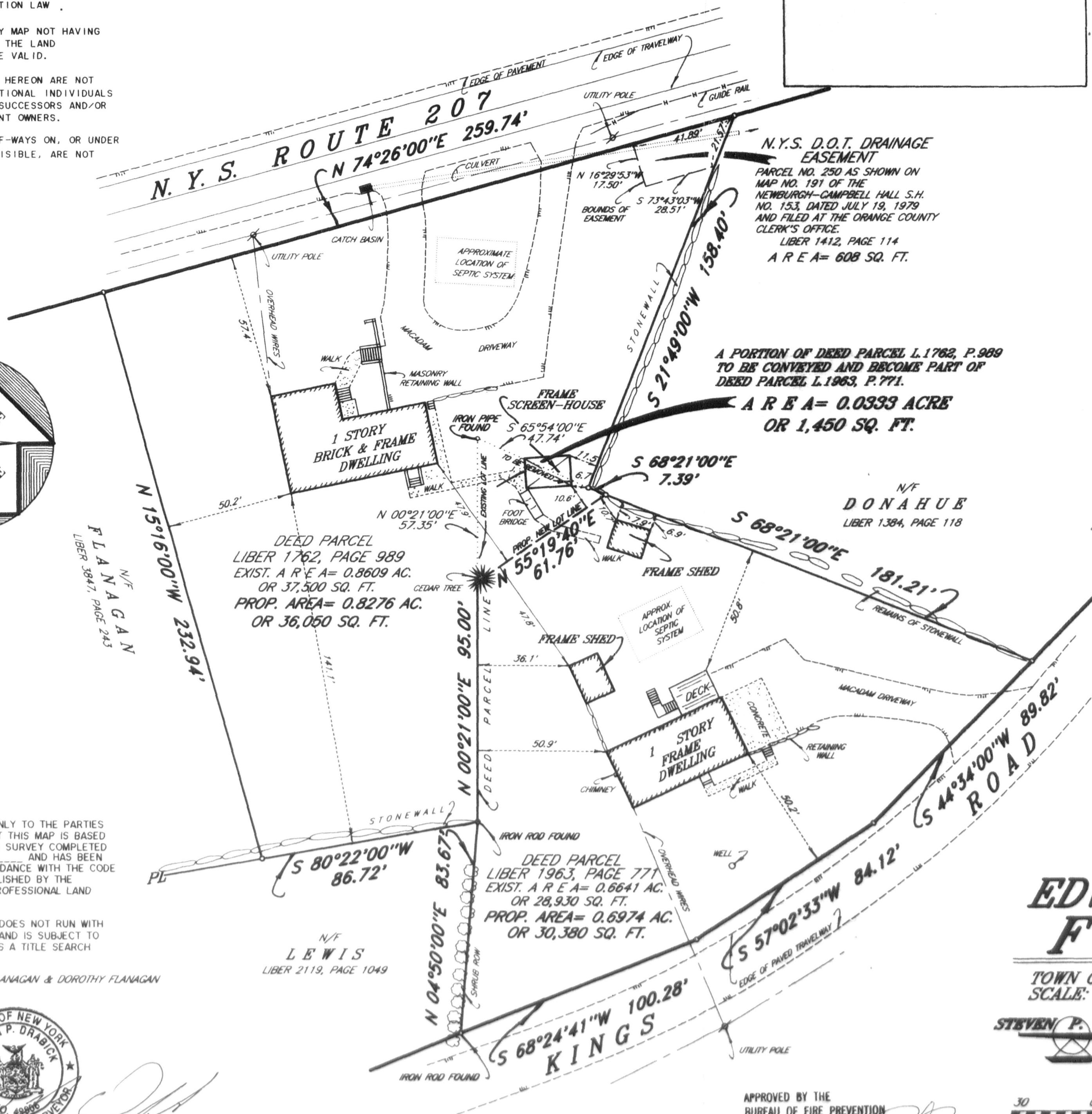
THIS CERTIFICATION DOES NOT RUN WITH  
TITLE TO THE LAND AND IS SUBJECT TO  
ANY STATE OF FACTS A TITLE SEARCH  
MAY REVEAL.

\* EDWARD P. FLANAGAN &amp; DOROTHY FLANAGAN



STEVEN P. DRABICK, PLS NY LIC. #49806

FOR USE BY PLANNING BOARD



APPROVED BY THE  
BUREAU OF FIRE PREVENTION  
TOWN OF NEW WINDSOR, N. Y.

DATE 4 Oct 99 SIGNATURE [Signature]

**STEVEN P. DRABICK P.L.S., PC**  
PROFESSIONAL LAND SURVEYOR  
PO BOX 539  
CORNWALL, N.Y. 12618  
(914)-834-2200

30                      0                      30                      60                      90

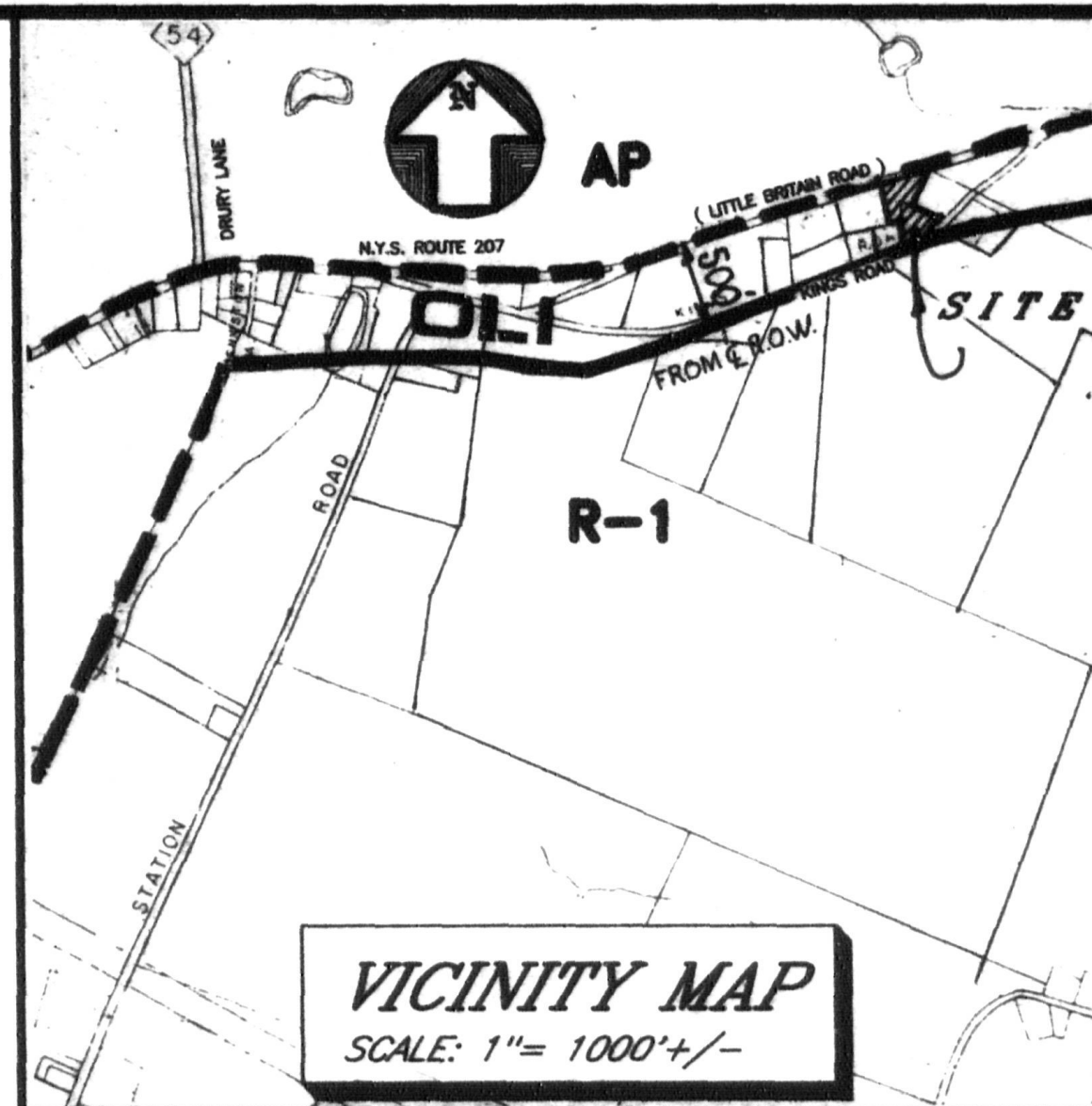
GRAPHIC SCALE - FEET

SHEET 1 OF 1

JOB NO. 692-99

RECEIVED OCT - 1 1999

99-27



*NOTES:*

- 1) **BING**: A LOT LINE CHANGE OF DEED PARCEL LIBER 1762, PAGE 989 & DEED PARCEL LIBER 1963, PAGE 771.  
BOTH PARCELS BEING SHOWN AS LOT 7, BLOCK 1, SECTION 32 ON THE TOWN OF NEW WINDSOR TAX MAP.
- 2) **OWNER / APPLICANT**: EDWARD P. & DOROTHY FLANAGAN  
1275 LITTLE BRITAIN ROAD  
NEW WINDSOR, NY 12553
- 3) **PROPERTY ZONE**: OLI ( OFFICE & LIGHT INDUSTRY )
- 4) **PROPERTY AREA**: TOTAL OF BOTH PARCELS= 1.5250 ACRES
- 5) **PROPOSED USE**: PRE-EXISTING NONCONFORMING SINGLE FAMILY DWELLINGS
- 6) **WATER SUPPLY**: PRIVATE INDIVIDUAL WELLS
- 7) **SANITARY SEWAGE DISPOSAL**: PRIVATE INDIVIDUAL SEPTIC SYSTEMS
- 8) **BULK TABLE REQUIREMENTS**: DO NOT EXIST FOR SINGLE FAMILY DWELLINGS IN THE OLI ZONE.

*PLAT OF  
PROPOSED LOT LINE CHANGE  
OF LANDS OF  
EDWARD P. & DOROTHY  
FLANAGAN*

TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK  
SCALE: 1"= 30' SEPTEMBER 15, 1999